



ORDINANCE NO. 1969

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, BY GRANTING A SPECIFIC USE PERMIT FOR A PRIVATE CLUB LOCATED AT 2280 SPRINGLAKE ROAD AND WITHIN THE PLANNED DEVELOPMENT NUMBER 24 ZONING DISTRICT (PD-24); PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING FOR A SITE PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2000.00) FOR EACH OFFENSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to the granting of a specific use permit under the Comprehensive Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for a Private Club for the consumption, serving and storage of alcohol in the PD-24 zoning district.

SECTION 2. That the Private Club shall be located within the building designated as 2280 Springlake Road and more specifically described in Exhibit "A" (subject property).

SECTION 3. That the Private Club shall be operated in accordance with Ordinance No. 1692 as heretofore amended.

SECTION 4. That construction and use of the subject property shall strictly comply with the site plan submitted to and approved by the City Council and attached herein as Exhibit "B".



SECTION 5. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a Specific Use Permit for a Private Club in the PD-24 Zoning District.

SECTION 6. That only Knights of Columbus members may serve alcoholic beverages at any function or activity held on the premises regardless of whether such activities are conducted or sponsored by the Knights of Columbus.

SECTION 7. That consumption of alcoholic beverages is strictly limited to members of the Knights of Columbus, their guests and other persons or groups that have leased or rented the premises.

SECTION 8. That the use of the subject property as a Private Club be contingent upon the operation of the club being under the direct administration of the Knights of Columbus.

SECTION 9. That the Knights of Columbus will use subject property as a private club as so indicated on the approved site plan and attached as Exhibit "B".

SECTION 10. That the owner of the subject property has proffered and shall execute a deed restriction approved by the City Attorney and City Manager that restricts the use of the premises for a private club to the Knights of Columbus exclusively for as long as the Knights of Columbus retain full ownership of the property, which deed restriction shall be executed, approved and attached as a condition precedent to the signing of this ordinance by the Mayor.

SECTION 11. That, should the Knights of Columbus fail to comply fully with any of the provisions of this ordinance, as determined by the City Council, a zoning case may be initiated by the City for the purpose of rezoning the property and removing the Specific Use Permit for the private club use.

SECTION 12. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2000.00) for each offense.

SECTION 13. If any section, paragraph, subsection, clause, phrase, provision or word of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 14. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 15. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

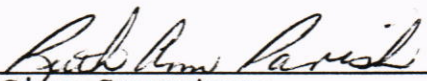
DULY PASSED, by the City Council of the City of Farmers Branch, Texas, on this the 6th day of January, 1992.

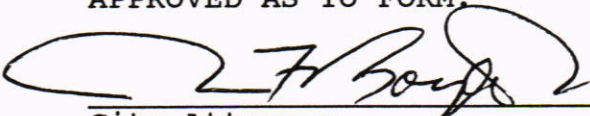
APPROVED:

  
\_\_\_\_\_  
Mayor, City of Farmers Branch

ATTEST:

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Secretary

  
\_\_\_\_\_  
City Attorney



Commencing from the point of intersection of the East line of Valley Branch Lane (60' R.O.W.) and the South line of Springlake Road (60' R.O.W.), said point being at the beginning of a non-tangent curve to the left having a central angle of  $16^{\circ}35'27''$ , a radius of 225.00 feet, a tangent length of 32.81 feet and a chord bearing of  $S\ 66^{\circ}28'00''\ E$ , 64.92 feet;

THENCE, along said curve to the left also being along the said south line of Springlake Road an arc distance of 65.15 feet to the POINT OF BEGINNING;

THENCE, continuing along said curve having a central angle of  $15^{\circ}02'17''$ , a radius of 225.00 feet, a tangent length of 29.70 feet and a chord bearing  $S\ 82^{\circ}16'52''\ E$ , 58.88 feet;

THENCE, along said curve to the left also being along the South line of Springlake Road an arc distance of 59.05 to a point for a corner;

THENCE,  $S\ 89^{\circ}48'00''\ E$ , along said South line of Springlake Road, a distance of 299.00 feet to a point for a corner, said point being the most northwesterly corner of Royal Park, Phase 1; as recorded in Volume 84223, page 1870 of the Deed Records of Dallas County, Texas;

THENCE,  $S\ 35^{\circ}06'48''\ E$ , a distance of 77.13 feet to a point for a corner;

THENCE,  $S\ 01^{\circ}29'20''\ W$ , a distance of 158.00 feet to a point for a corner;

THENCE,  $N\ 88^{\circ}30'40''\ W$ , a distance of 15.00 feet to a point for a corner;

THENCE,  $S\ 01^{\circ}29'20''\ W$ , a distance of 20.00 feet to a point for a corner;

THENCE,  $S\ 88^{\circ}30'40''\ E$ , a distance of 15.00 feet to a point for a corner;

THENCE,  $S\ 01^{\circ}29'20''\ W$ , a distance of 114.00 feet to a point for a corner;

THENCE,  $S\ 46^{\circ}29'20''\ W$ , a distance of 42.43 feet to a point for a corner;

THENCE,  $N\ 88^{\circ}30'40''\ W$ , a distance of 175.57 feet to a point for a corner;

THENCE,  $N\ 01^{\circ}29'30''\ E$ , a distance of 122.00 feet to a point for a corner;

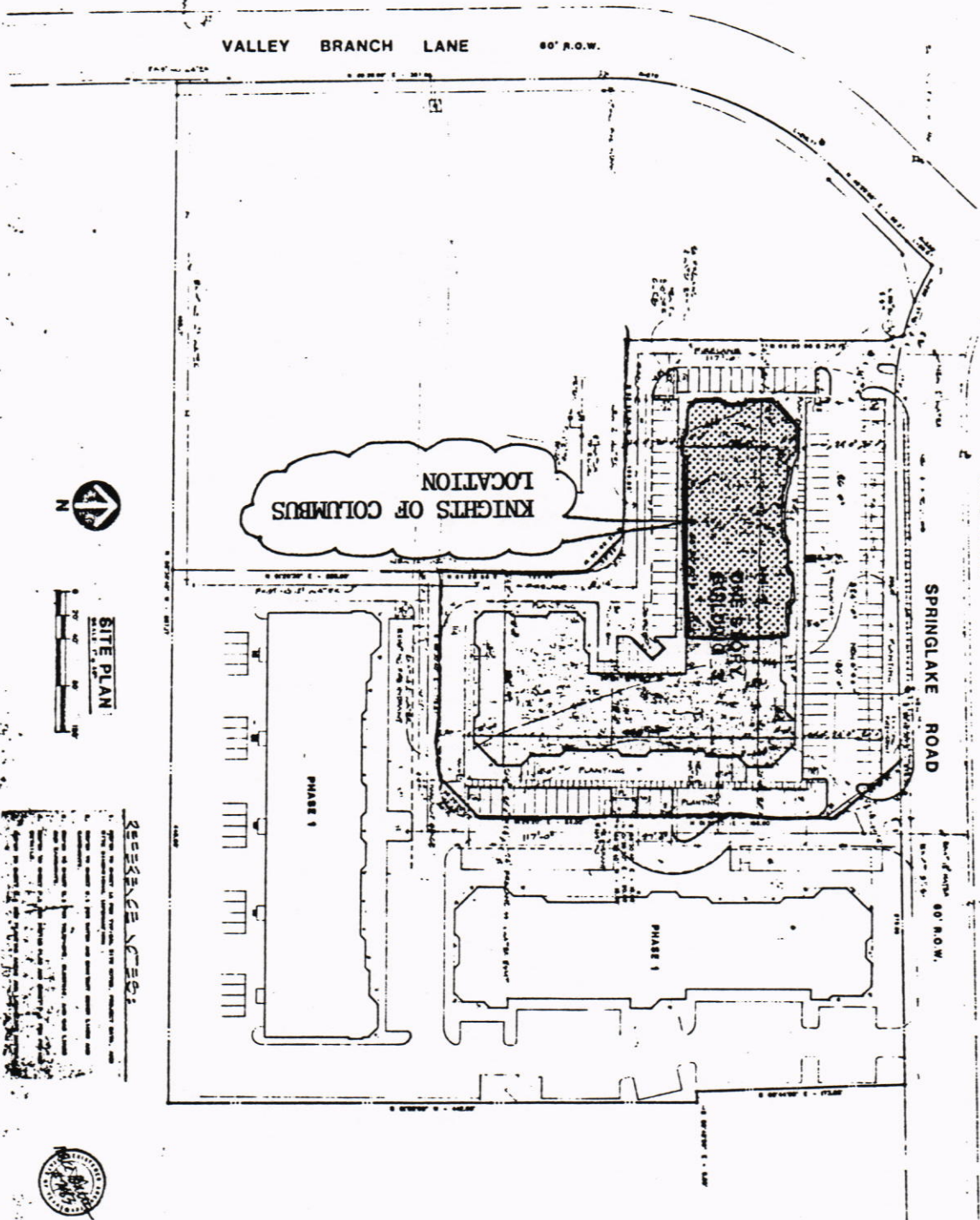
THENCE,  $N\ 43^{\circ}30'30''\ W$ , a distance of 42.43 feet to a point for a corner;

THENCE,  $N\ 88^{\circ}30'30''\ W$ , a distance of 166.05 feet to a point for a corner;

THENCE,  $N\ 01^{\circ}29'30''\ E$ , a distance of 219.13 feet to a point for a corner;

THENCE,  $N\ 06^{\circ}56'10''\ W$ , a distance of 12.59 feet to the POINT OF BEGINNING and containing 2.7867 acres of land, more or less. (121,388.40 sq. ft.)

EXHIBIT "A"



**REFERENCE SHEET**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:

- A. A.S.C.E. - STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION
- B. M.C.A. - MANUAL OF PRACTICE FOR THE DESIGN OF HIGHWAY BRIDGES
- C. I.R.I. - INSTITUTE OF ROAD BUILDING
- D. A.A.S.T.O. - AUSTRIAN ASSOCIATION OF ROAD BUILDING
- E. A.S.T.M. - AMERICAN SOCIETY OF TESTING MATERIALS
- F. A.C.I. - AMERICAN CONCRETE INSTITUTE
- G. A.S.T.M. - AMERICAN SOCIETY OF TESTING MATERIALS
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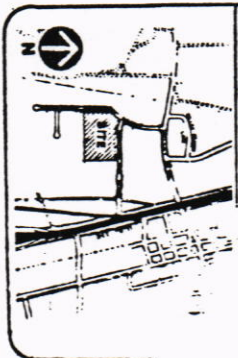
**SPRING LAKE**

**PHASE 2**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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**PROJECT DATA**

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**DRAWING INDEX**

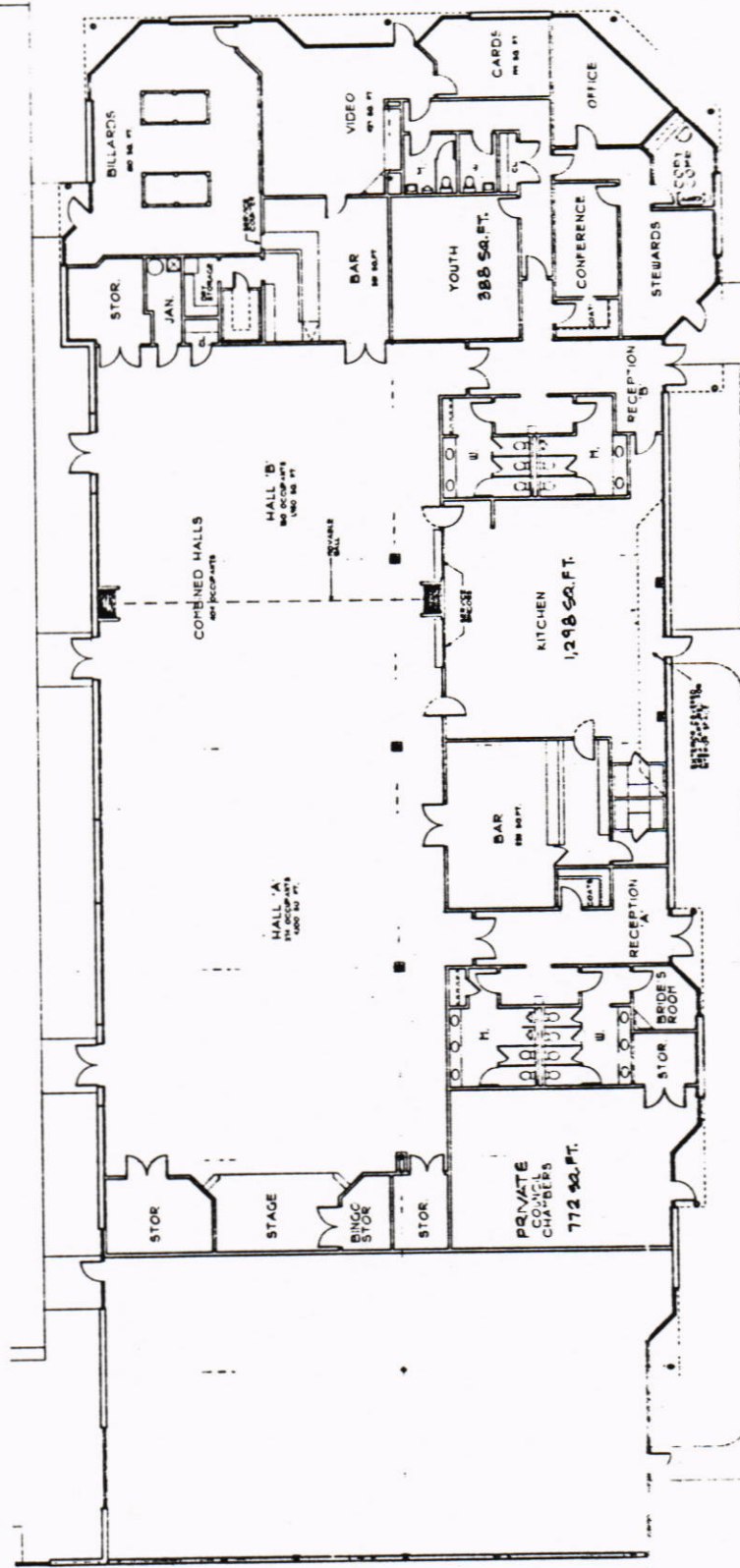
NO.	DESCRIPTION
1	GENERAL NOTES
2	EXISTING CONDITIONS
3	PROPOSED CONDITIONS
4	CONSTRUCTION DETAILS
5	PAVING DETAILS
6	LANDSCAPING DETAILS
7	UTILITIES DETAILS
8	STRUCTURAL DETAILS
9	MECHANICAL DETAILS
10	ELECTRICAL DETAILS
11	TELEPHONE DETAILS
12	CABLE TV DETAILS
13	WATER SUPPLY DETAILS
14	SEWERAGE DETAILS
15	STORM DRAINAGE DETAILS
16	RETAINING WALLS
17	ENCLOSURES
18	PHOTOCOPY





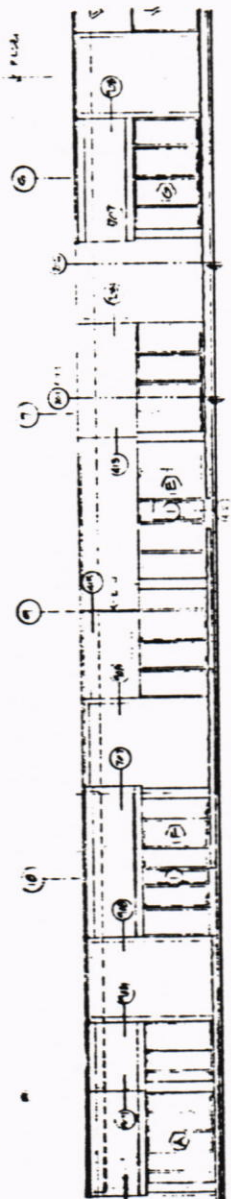
**Jacobs & Associates**  
 Architects Planning Interiors  
 13740 Midway Rd. Suite 201  
 Dallas Texas 75244  
 214 490-1888

PROPOSED FACILITY  
 COUNCIL 5052  
 KNIGHTS OF COLUMBUS HALL  
 3800 JAY DRIVE  
 FARMERS BRANCH

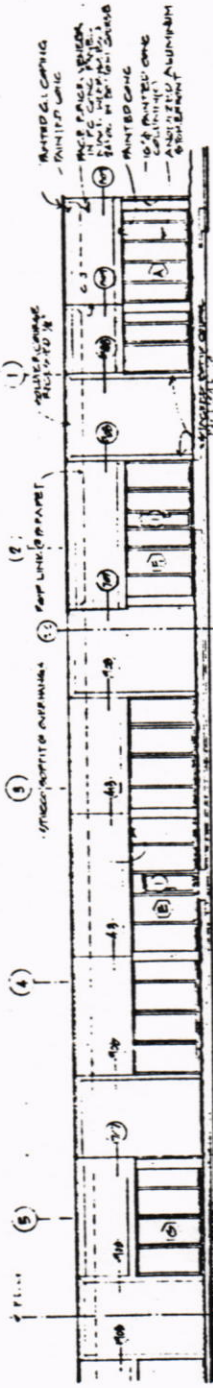


**FLOOR PLAN**  
 1/8" = 1'-0"

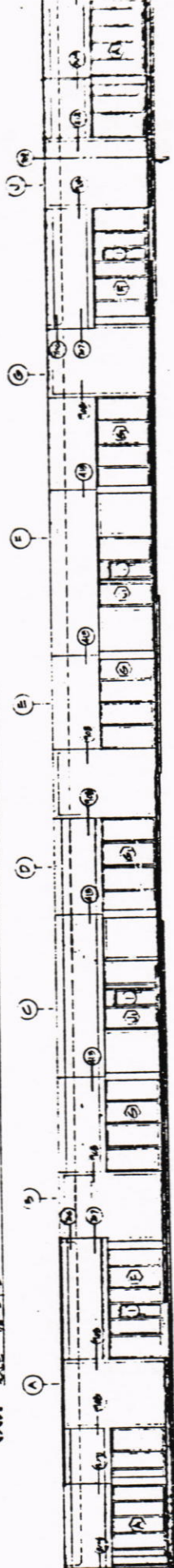
EXHIBIT "B" (2 of 3)



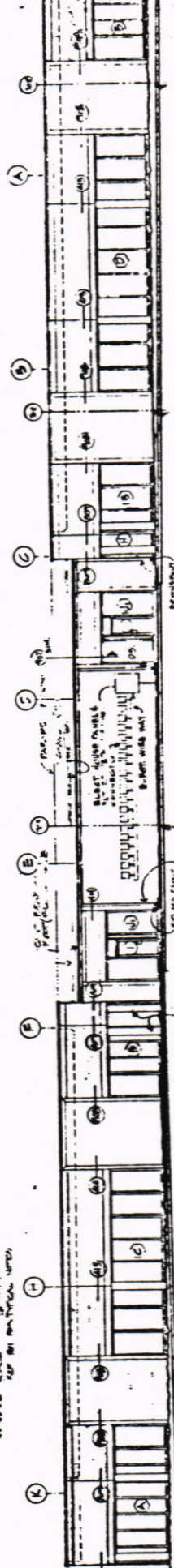
301 NO. 117 D. Ave.



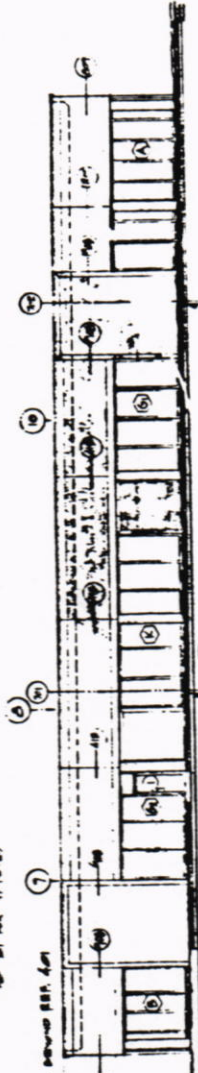
301 NORTH ELEVATION - PARTIAL - K.C. HALL - VIEW FROM SPRINGLAKE ST.



302 EAST 42ND STREET



303 WEST ELEVATION - KC. HALL - VIEW FROM VALLEY BRANCH LAKE



Two Zephyrus Hunt 7105



STATE OF TEXAS :  
COUNTY OF DALLAS :

KNOW ALL MEN BY THESE PRESENTS  
A001 1407 0000000 5656 2:03PM 3/06/99

DEED  
10.00

10.00

WHEREAS, Council 5052 Association, Inc., hereinafter called the Declarant, is the owner of all that certain real property being Lot 1, Block 1 of Royal Park, Phase 2, Addition to the City of Farmers Branch, Dallas County, Texas, according to the Plat thereof recorded in Volume 85205, page 3534, Map Records, Dallas County, Texas, hereinafter called Subject Property; and

WHEREAS the Declarant will hold, use, enjoy the Subject Property, subject to certain protective covenants, conditions, and restrictions as hereinafter set forth; and

WHEREAS, Declarant intends by these presents to comply with the provisions of Ordinance No. 1969 of the City of Farmers Branch, Texas, which amends the Comprehensive Zoning Ordinance of said City to provide the granting of a Specific Use Permit for a Private Club located within the building situated on the Subject Property as specifically described in Ordinance 1969.

NOW, THEREFORE, it is hereby declared that all of the Subject Property shall be held, used, enjoyed, and conveyed subject to the following restrictions, covenants, and conditions, which are for the purpose of protecting the value, desirability, and utility in harmony and accord with the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, of the Subject Property, and which restrictions, covenants and conditions shall



run with the Subject Property and shall be binding on all parties having any right, title, or interest in or to the Subject Property or any part thereof, and their heirs, successors and assigns, and which restrictions, covenants, and conditions shall inure to the benefit of each owner.

1. The Private Club for the consumption, serving and storage of alcoholic beverages (private club) for which a Specific Use Permit is to be granted under Ordinance No. 1969 of the City of Farmers Branch, Texas, shall be located within the building situated on the Subject Property and which is designated as 2280 Springlake Road, Farmers Branch, Texas.

2. The use of the premises for a private club shall be restricted to Council 5052 Association, Inc., a Texas non-profit corporation, membership in which is restricted only to members in good standing of Council 5052 of the Knights of Columbus, a duly chartered local council of the Supreme Council of the Knights of Columbus, P. O. Box 1492, New Haven, Connecticut, 06506. A certificate of occupancy for the premises described herein shall be obtained by the Association.

3. The covenants, conditions, and restrictions of this declaration shall run with and bind the land, and shall inure to the benefit of, and be enforceable by the Declarant, or by the City of Farmers Branch, Texas, its, or their heirs, assigns, and successors in the State District Court of Dallas County, Texas.

4. That the use of the property as a private club shall be contingent upon the continued ownership or the property by

Council 5052 Association, Inc. In the event of sale or conveyance in any manner of the subject property, the use of the subject property for a private club shall cease.

5. That the use of the property as a private club shall be contingent upon the operation of the club being under the direct administration of the Knights of Columbus.

6. No amendment hereof shall be effective until the approval of the City of Farmers Branch, Texas, or any other governmental regulatory body which is required, shall have been obtained and recorded in the Real Estate Records of Dallas County, Texas.

EXECUTED by the Declarant this 15<sup>th</sup> day of January, 1992.

COUNCIL 5052 ASSOCIATION INC.

James M. Tomassini  
PRESIDENT

STATE OF TEXAS :

COUNTY OF DALLAS :

The foregoing instrument was acknowledged before me on the 15<sup>th</sup> day of January, 1992 by JAMES M. TOMASSINI President of Council 5052 Association, Inc.

William V. Merris  
WILLIAM V. MERRIS  
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES 1/11/93